

LEASE AMENDMENT #16

This AMENDMENT to Lease is made and entered into this _____ day of _____, 2024 by and between MHMR of TARRANT COUNTY (Lessor) and TARRANT COUNTY JUVENILE SERVICES (Lessee) ACTING BY AND THROUGH ITS COMMISSIONERS COURT FOR COMMERCIAL LEASE CONTRACT.

This document amends the Commercial Lease Contract for 3840 Hulen Street, Suite 604, Fort Worth, Texas executed on March 15, 1996, between the Parties.

In and for the consideration of the mutual promises contained herein, the parties agree to amend the aforementioned contract as follows:

1. **Term.** The term of the Lease shall be for a period of TWO years beginning October 1, 2024, ending September 30, 2026.
2. **Minimum Guaranteed Rent.** Lessee agrees to pay as rental for the Leased premise (3,015 square feet at \$19.18 per square feet) during the term of this Lease, the sum of \$57,827.70 per year payable in the amount of \$4,818.98 per month on the first day of every month without demand.
3. **Option to Extend.** Lessee shall have the right to renew this lease under the same terms and conditions for a two-year option to renew with an increase based on Consumer Price Index (CPI).

The parties agree that all other provisions of the aforementioned contract not amended herein, shall remain in full force and effect as they were originally written.

LESSOR:
MHMR of Tarrant County

LESSEE:
TARRANT COUNTY, STATE of TEXAS

By: _____
Printed Name: _____
Title: Chief Executive Officer

By: _____
Printed Name: _____
Title: County Judge